

PLANNING BOARD MEETING

Minutes, June 24, 2003

Members present: Joseph Barrell, Deborah Emello, Karl Haglund, James Heigham, Andrew McClurg

Also present: Jeffrey Wheeler, Planning Coordinator

7:05 p.m.: There being a quorum, Chairman Barrell opened the meeting.

1. General Business:

1. Minutes: May 28, 2003 and June 4, 2003 were approved as amended.
2. Discussion on submitting information to the Planning Board: It shall be the policy of the Planning Board that the first Tuesday of each month is the cut off for submitting all information to the Planning Department thereby giving the Staff one week to put the packets together and forward the information to the Board.
3. Meeting with Northland: Joe Barrell reported on a meeting that he and Tim Higgins had with Jack Dawley, Bradford Soule, Northland's new Project Manager, and Steve Bellantone, the local contact. Joe Barrell explained an executive decision that he made on behalf of the Board – the McLean property actually has two (2) areas that require environmental remediation: the debris piles in the North Meadow abutting Zone 1A and the ash dump abutting Zone 2. The North Meadow site is currently being remediated and there is a question if the site in Zone 2 needs to be opened and completed prior to a request for Building Permits in Zone 1A. Joe stated that he thought that the Design & Site Plan Review approval allows for permits to be issued in Zone 1A without the Zone 2 ash dump cleanup being completed. He thought this was the best approach as he did not want to have the pit opened for possibly up to two (2) years waiting for construction to begin. The Board concurring with this decision, unanimously approved Joe Barrell's decision on the second pit to keep it covered until Building Permits are being requested for Zone 2 dwellings.
4. Northland Performance Guarantee: Members were provided with a memorandum recommending the performance guarantee to secure specified improvements within the Northland development. James Heigham clarified the need for the inflationary clause recommended by the Staff – it is expected that construction will last many years and this clause ensures that the guarantee is sufficient when it is needed. The Board voted unanimously (5:0) to accept the performance guarantee with the inflationary multiplier.
5. Planning Board Decisions: The Planning Board voted 3:0 (Barrell and Heigham not present at the public hearings) to recommended approval of 125 Trapelo Road and 790 Pleasant Street as amended.

2. 7:30 p.m. Public Hearing on the Belmont Uplands Zoning Amendment to Allow Multi-Family Residential Development

James Heigham read the Public Hearing notice. There being no further information available at this time for review and discussion, the Board voted unanimously to continue the public hearing to July 29, 2003 at 7:10 in the Town Hall.

3. Economic Development Plan

Jeffrey Wheeler distributed copies of the Cecil Group's recommendations. He explained that the intention was not to have a discussion on the recommendations that night but for the Board to review them, and to discuss them at their next meeting. The Board agreed to review the recommendations and forward any changes to Andrew McClurg who would then sort through them. The Board agreed to hold a work session on July 15 to discuss the recommendations.

Deborah Emello questioned what a 3,000 square feet commercial space looks like – Giordano's? The Gap? Joe Barrell asked if Kevin Foley would review these recommendations. Mr. McClurg will bring the recommendations to the BEDPG group to gather their input as well.

Mr. Heigham questioned the process for reviewing and commenting on these recommendations. For example, what if the Board does not think that the recommendation will pass at Town Meeting? Mr. Wheeler suggested that the Board discuss each proposal and determine if they like the idea and if so, then indicate that the issue needs further development.

Comments from audience:

1. Angela Stamoulos, 9 Grant Avenue, suggested that the Board present each recommendation with the pros and cons so that the Town can see what the down side of an issue might be.
2. Henry Kazarian, 22 Banks Street, requested that Board keep in mind the surrounding residential areas when making recommendations.

4. Trapelo Road Street Design

Mr. McClurg discussed convening meetings with the TAC and interested parties to discuss segments of the Corridor. Mr. Wheeler discussed the types and sizes of maps and plans that the Office of Community Development and the Cecil Group have for use in this effort. All agreed that these appear to be sufficient for the segments discussion.

5. Other Business

1. The Board agreed that the Conservation Commission should finish their review of the O'Neill project (or agree to participate in the Planning Board process) before the Planning Board will formally comment to Town Meeting on the proposed re-zoning amendments.

2. The public hearing for 58-70 Concord Avenue (the former Murray Sandler Building) will be with the Zoning Board of Appeals on Monday, August 4, 2003.

8:25 p.m. There being no further business, the meeting adjourned.

The next Planning Board meeting will be July 15, 2003 in the Selectmen's Meeting Room in Town Hall.